BZA Case # _____

APPLICATION
BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:

3-306(A)(2)

PART A

1. Applicant: ☒ **Owner** ☐ **Contract Purchaser** ☐ **Agent**

Name Jane O'connell Seward

Address [redacted]

[redacted]

Daytime Phone [redacted]

Email Address [redacted]

2. Property Location 2807 Old Dominion Blvd

3. Assessment Map # 023.02 **Block** 06 **Lot** 46 **Zone** R-8

4. Legal Property Owner Name SEWARD WILLIAM R TR OCONNELL JANE RHEA TR

Address [redacted]

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jane O'Connell TR	[redacted]	100
2. William Seward TR	[redacted]	100
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2807 Old Dominion Blvd, Alexandria (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Jane O'Connell TR	[redacted]	100
2. William Seward TR	[redacted]	100
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, click here.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

2/20/2025 Jane O'Connell Jane O'Connell

Date Printed Name Signature

BZA Case # _____

5. Describe request briefly:

Request for relief of encroachment on northwest side of house. The existing house is essentially a one and a half story structure with a finished attic. We wish to expand the second floor into a full two story home.

6. If the property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Jane O'Connell	Jane O'Connell
Print Name	**Signature**
[redacted]	Feb 20 - 2025
Telephone	**Date**

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or $2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

BZA Case # _____

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

1. **Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

The alignment of a full second floor will create a more cohesive 2nd floor addition, will present an architecturally pleasing facade and accommodate the needs of our growing family.

2. **Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

If granted, the new full second floor modification will not be harmful to the adjacent neighbors and the new addition will be consistent with other properties in the neighborhood.

3. **Explain how the proposed addition will affect the light and air to any**

If granted, the modest increase in height of the new full second floor addition will not affect natural light to the adjacent neighbors. The neighbor at 2811 sits higher than our property as the street inclines in that direction.

BZA Case # _____

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

The special exception will not alter the character of the area or the zone. This area is developed primarily with single-family dwellings of varying heights. The proposal is a modest increase and below the maximum height allowed in the zone. The addition retains the scale and architectural detail of the surrounding community.

5. How is the proposed construction similar to other buildings in the immediate area?

It is a modest second story bump up addition that is in keeping with other houses in the neighborhood.

6. Explain how this plan represents the only reasonable location on the lot to

The alignment of the second floor with the existing northwest first floor will provide needed space on the expanded second floor addition and represents the most reasonable way to gain it for the home.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

Yes

Department of Planning and Zoning
Floor Area Ratio and Open Space Calculations for
Single and Two-Family Residential Outside Historic Districts

A

A. Property Information

A1. 2807 Old Dominion Blvd — Street Address | R-8 — Zone

A2. 7,707.00 — Total Lot Area | x 0.35 — Floor Area Ratio Allowed by Zone | = 2,697.45 — Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement	959.00	Basement**	
First Floor	959.00	Stairways**	137.00
Second Floor	677.00	Mechanical**	0.00
Third Floor		Attic less than 7'**	
Attic		Porches**	
Porches		Balcony/Deck**	170.00
Balcony/Deck	170.00	Garage**	
Garage		Other***	73.50
Other***	73.50	Other***	
B1. Total Gross	2,838.50	B2. Total Exclusions	380.50

B1. 2,838.50 Sq. Ft. — Existing Gross Floor Area*

B2. 380.50 Sq. Ft. — Allowable Floor Exclusions**

B3. 2,458.00 Sq. Ft. — Existing Floor Area Minus Exclusions *(subtract B2 from B1)*

Comments for Existing Gross Floor Area

Existing grade is such that the "basement" is considered a story above grade. We propose to add to the existing grade to make the first floor less than 4 feet above the average grade.

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement	14.00	Basement**	973.00
First Floor	32.00	Stairways**	24.00
Second Floor	357.00	Mechanical**	
Third Floor		Attic less than 7'**	
Attic		Porches**	
Porches		Balcony/Deck**	170.00
Balcony/Deck	170.00	Garage**	
Garage		Other***	
Other***		Other***	
C1. Total Gross	573.00	C2. Total Exclusions	1,167.00

C1. 573.00 Sq. Ft. — Proposed Gross Floor Area*

C2. 1,167.00 Sq. Ft. — Allowable Floor Exclusions**

C3. -594.00 Sq. Ft. — Proposed Floor Area Minus Exclusions *(subtract C2 from C1)*

D. Total Floor Area

D1. 1,864.00 Sq. Ft. — Total Floor Area *(add B3 and C3)*

D2. 2,697.45 Sq. Ft. — Total Floor Area Allowed by Zone *(A2)*

E. Open Space (RA & RB Zones)

E1. Sq. Ft. — Existing Open Space

E2. Sq. Ft. — Required Open Space

E3. Sq. Ft. — Proposed Open Space

Notes

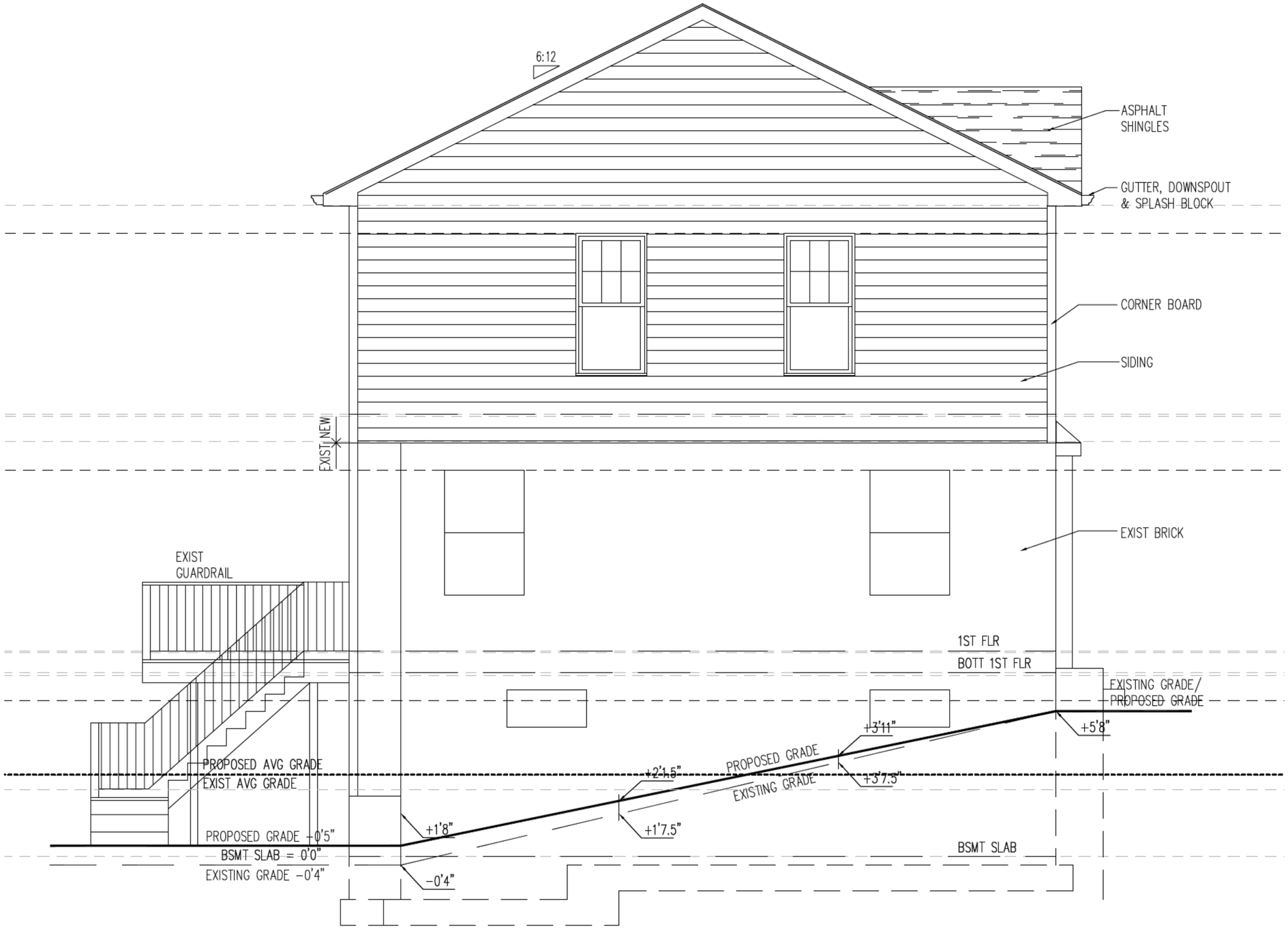
**Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.*

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.*

**** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.*

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Kenneth Reed architect Date: 2/27/25



LEFT ELEVATION

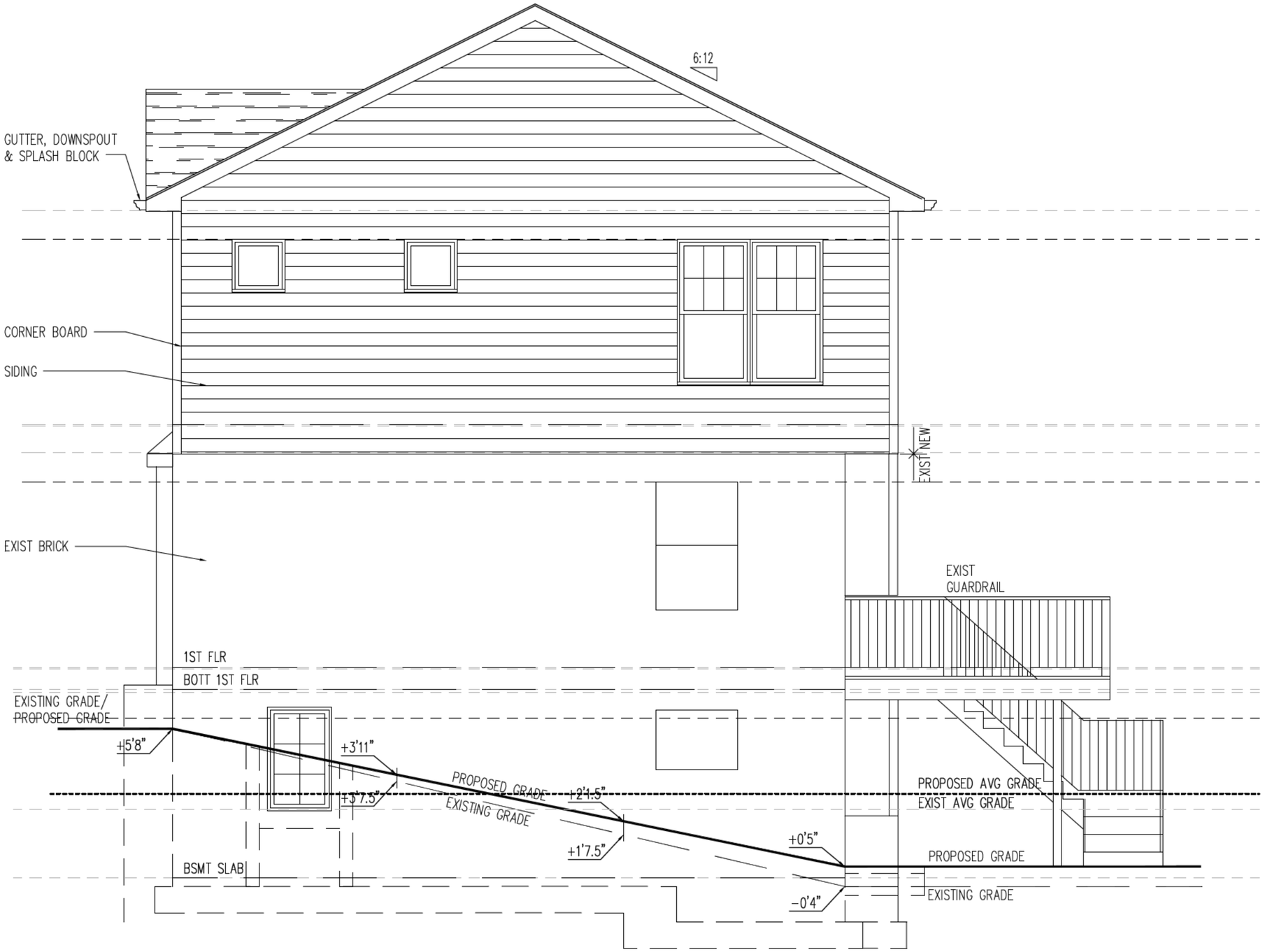
SCALE 1/4" = 1'-0"

REAR ELEVATION

SCALE 1/4" = 1'-0"

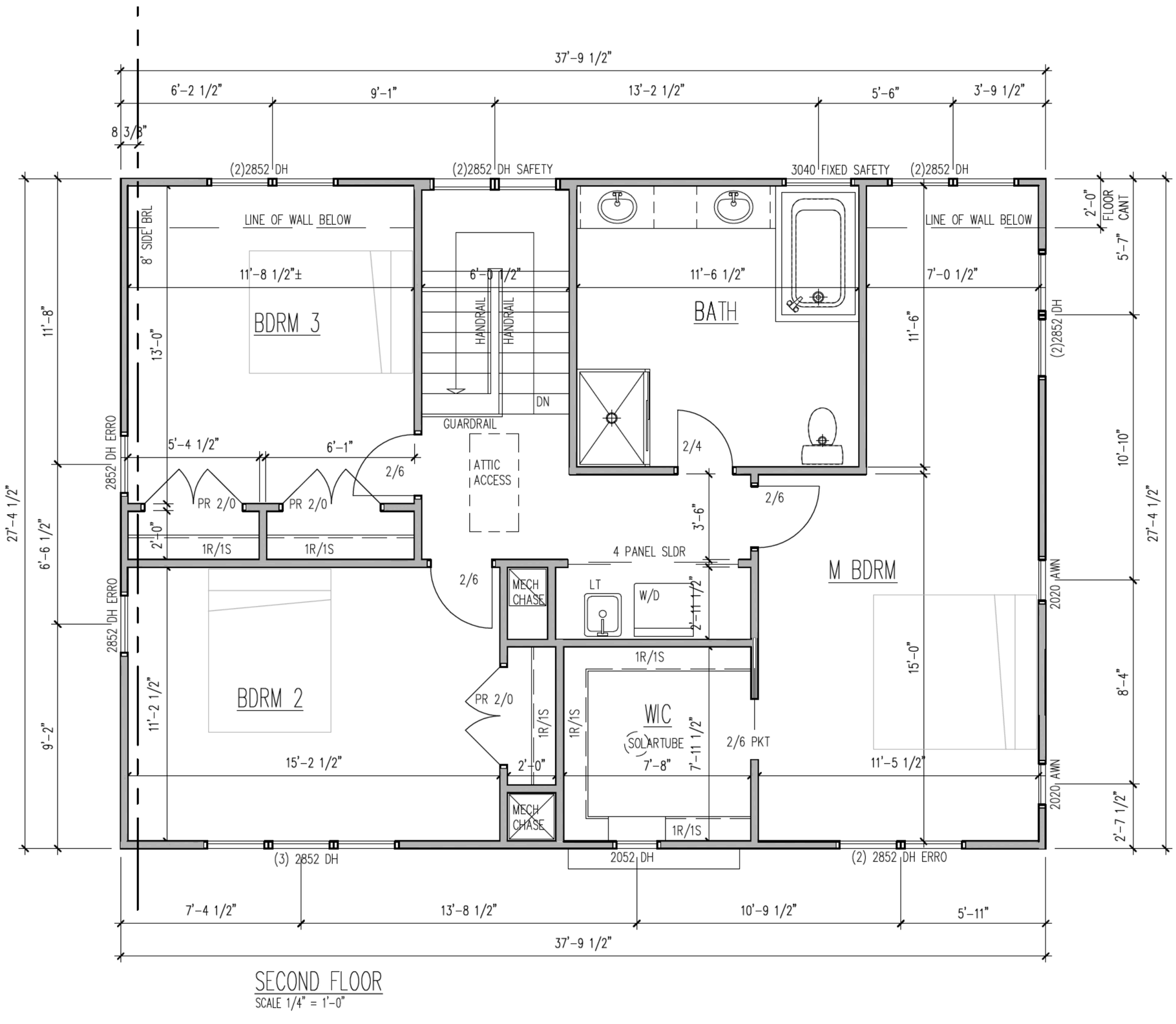
FRONT ELEVATION

SCALE 1/4" = 1'-0"



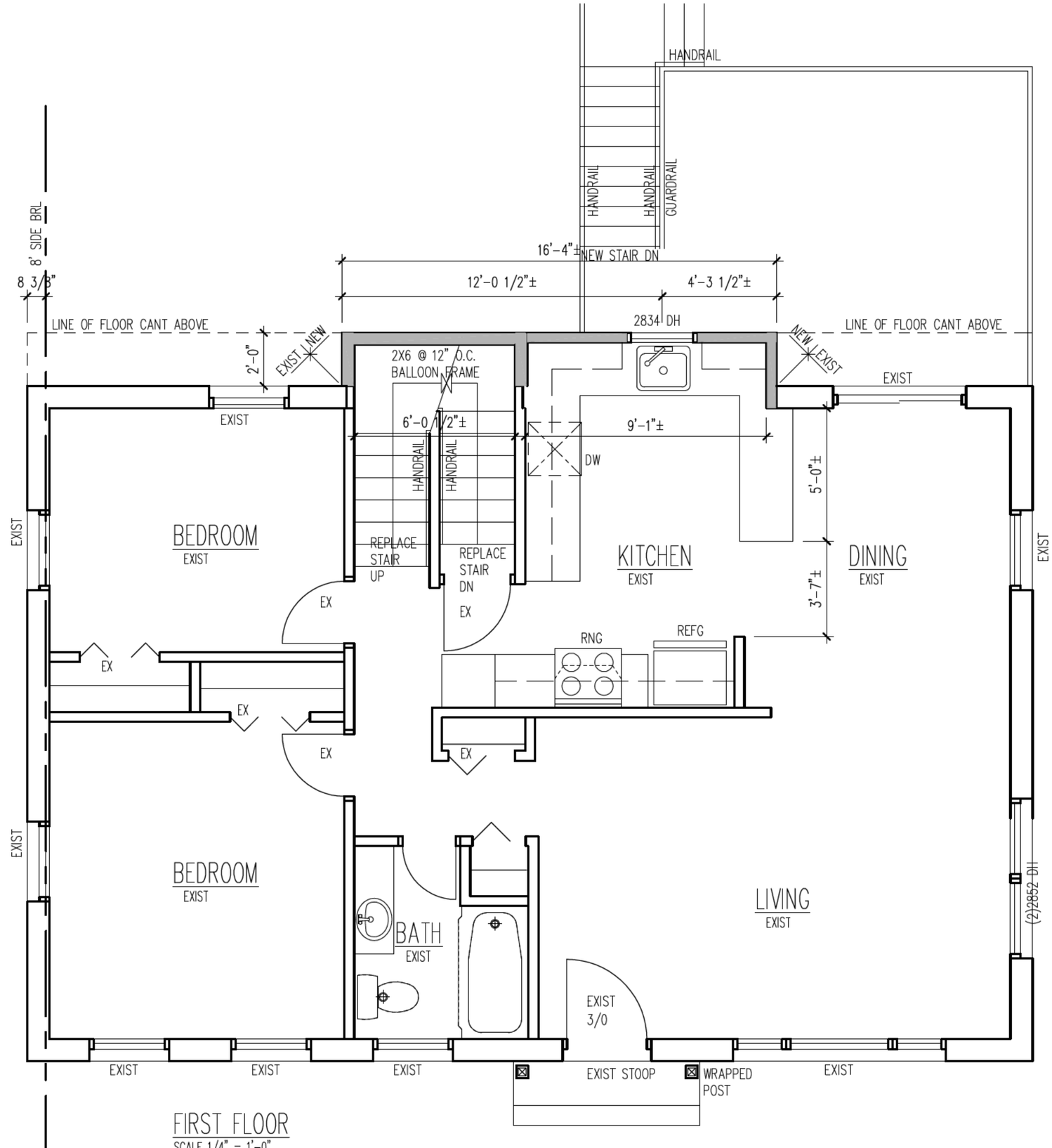
RIGHT ELEVATION

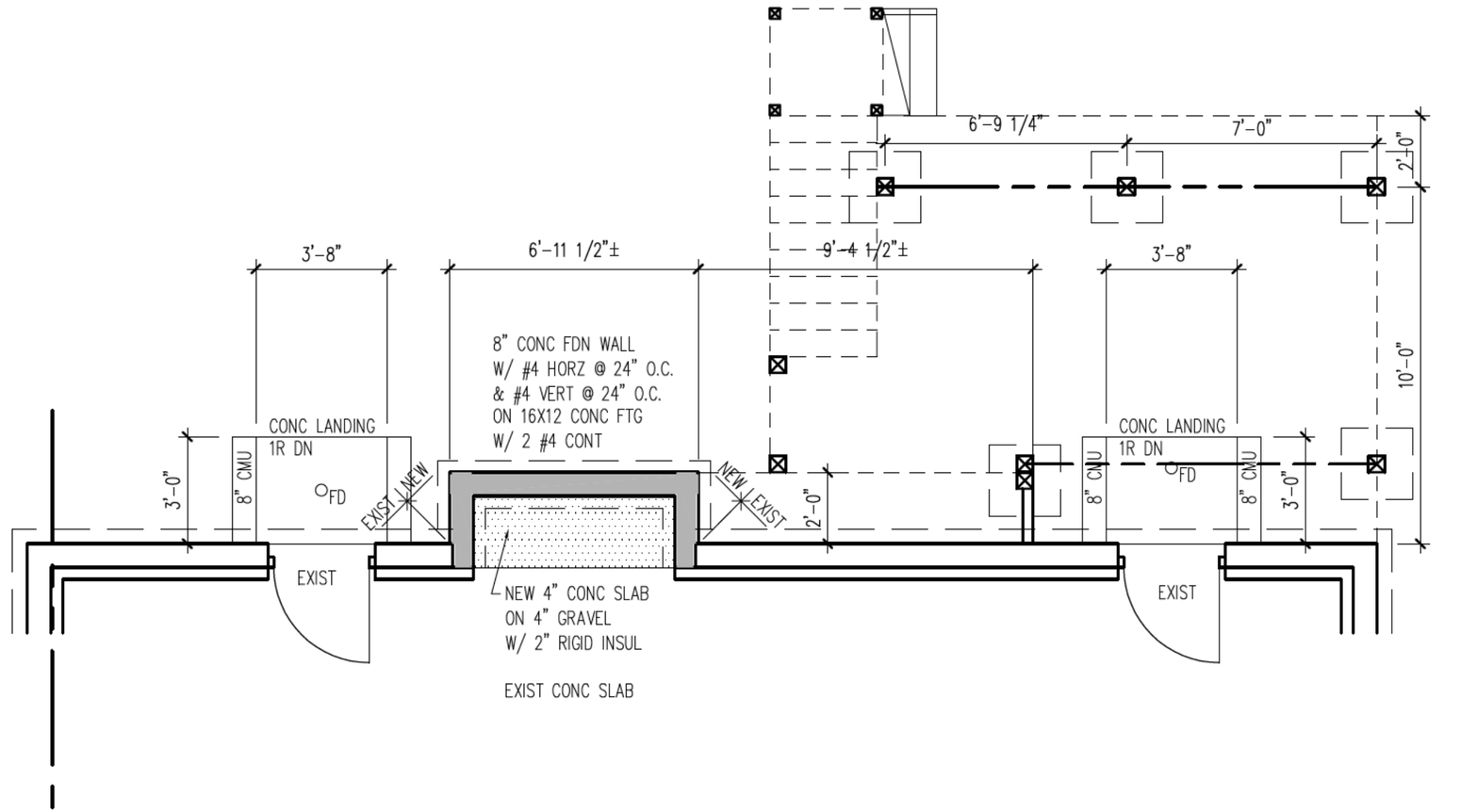
SCALE 1/4" = 1'-0"

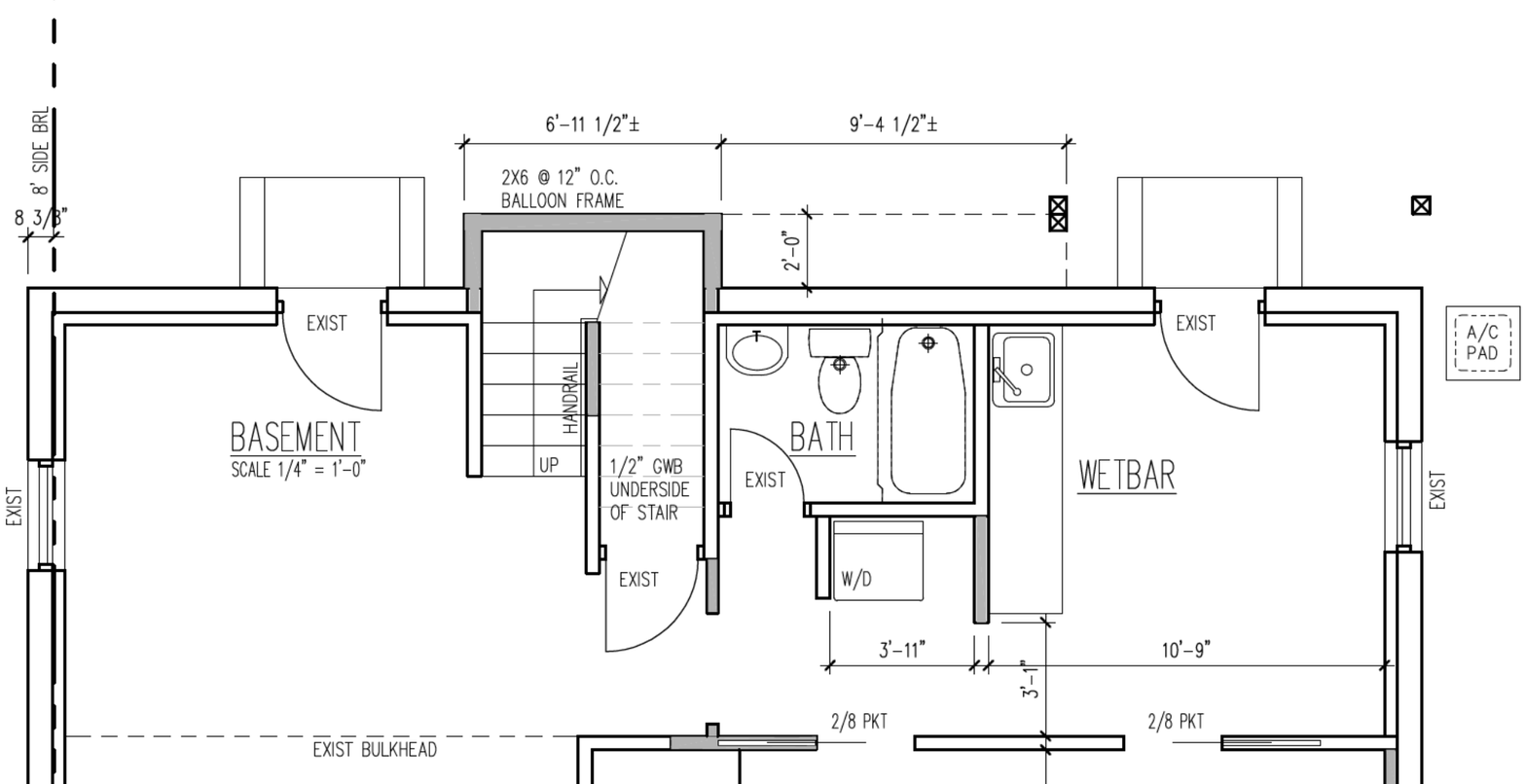


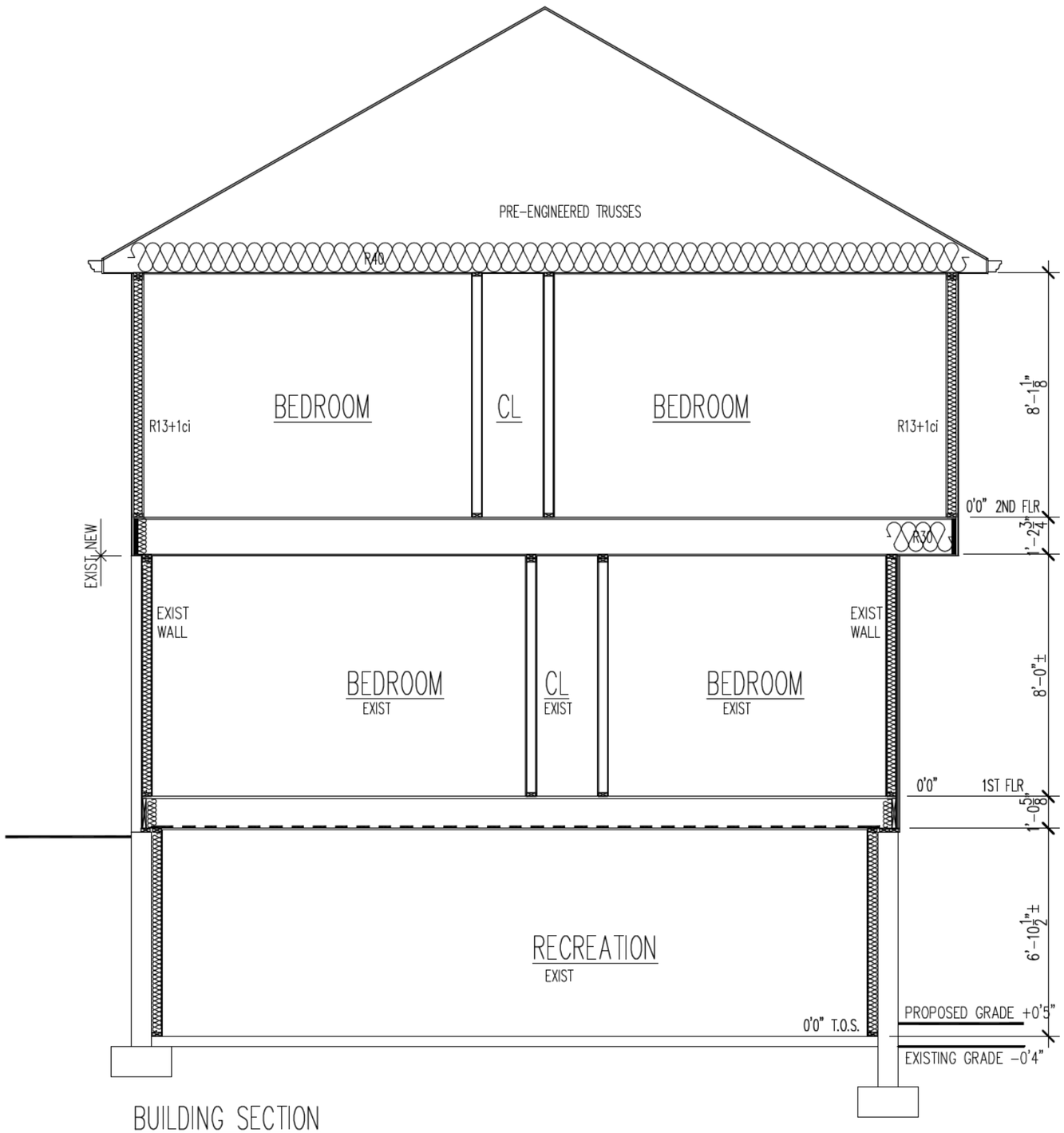
SECOND FLOOR

SCALE 1/4" = 1'-0"


HANDRAIL
HANDRAIL
HANDRAIL
GUARDRAIL
16'-4"±
NEW STAIR DN
12'-0 1/2"±
4'-3 1/2"±
8' SIDE BRL
8 3/8"
LINE OF FLOOR CANT ABOVE
2834 DH
LINE OF FLOOR CANT ABOVE
2'-0"
EXIST
NEW
EXIST
NEW
EXIST
2X6 @ 12" O.C.
BALLOON FRAME
EXIST
6'-0 1/2"±
9'-1"±
HANDRAIL
HANDRAIL
DW
5'-0"±
EXIST
EXIST
BEDROOM
EXIST
REPLACE
STAIR
UP
REPLACE
STAIR
DN
KITCHEN
EXIST
DINING
EXIST
EX
EX
3'-7"±
RNG
REFG
EX
EX
EX
EX
EXIST
BEDROOM
EXIST
BATH
EXIST
LIVING
EXIST
(2)2852 DH
EXIST
3/0
EXIST
EXIST
EXIST
EXIST STOOP
WRAPPED
POST
EXIST
FIRST FLOOR
SCALE 1/4" = 1'-0"


6'-9 1/4"
7'-0"
2'-0"
3'-8"
6'-11 1/2"±
9'-4 1/2"±
3'-8"
10'-0"
8" CONC FDN WALL
W/ #4 HORZ @ 24" O.C.
& #4 VERT @ 24" O.C.
ON 16X12 CONC FTG
W/ 2 #4 CONT
CONC LANDING
1R DN
FD
3'-0"
8" CMU
EXIST
NEW
NEW
EXIST
2'-0"
CONC LANDING
1R DN
FD
8" CMU
3'-0"
EXIST
EXIST
NEW 4" CONC SLAB
ON 4" GRAVEL
W/ 2" RIGID INSUL
EXIST CONC SLAB


8' SIDE BRL
8 3/8"
6'-11 1/2"±
9'-4 1/2"±
2X6 @ 12" O.C.
BALLOON FRAME
2'-0"
EXIST
EXIST
A/C
PAD
HANDRAIL
BASEMENT
SCALE 1/4" = 1'-0"
UP
1/2" GWB
UNDERSIDE
OF STAIR
BATH
EXIST
WETBAR
EXIST
EXIST
W/D
3'-11"
3'-1"
10'-9"
2/8 PKT
2/8 PKT
EXIST BULKHEAD



BUILDING SECTION
SCALE 1/4" = 1'-0"

Existing Aveage grade calculation
Basement elevation = 0'0"
First floor bottom elevation = 7'0"

	Ft	In	
Front	5	8	5.67
	5	8	5.67
	5	8	5.67
	5	8	5.67
	5	8	5.67
right	3	7.5	3.63
	1	7.5	1.63
rear	0	-6	-0.50
	0	-6	-0.50
	0	-6	-0.50
	0	-6	-0.50
	0	-6	-0.50
left	1	7.5	1.63
	3	7.5	3.63

Avg grade above basement 0'0" 2.60 feet

Distance below 1st floor bottom 4.40 feet

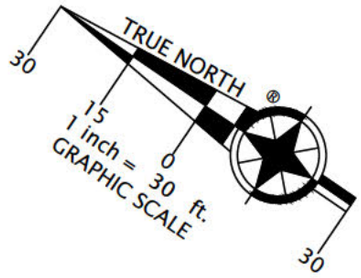
Proposed Aveage grade calculation
Basement elevation = 0'0"
First floor bottom elevation = 7'0"

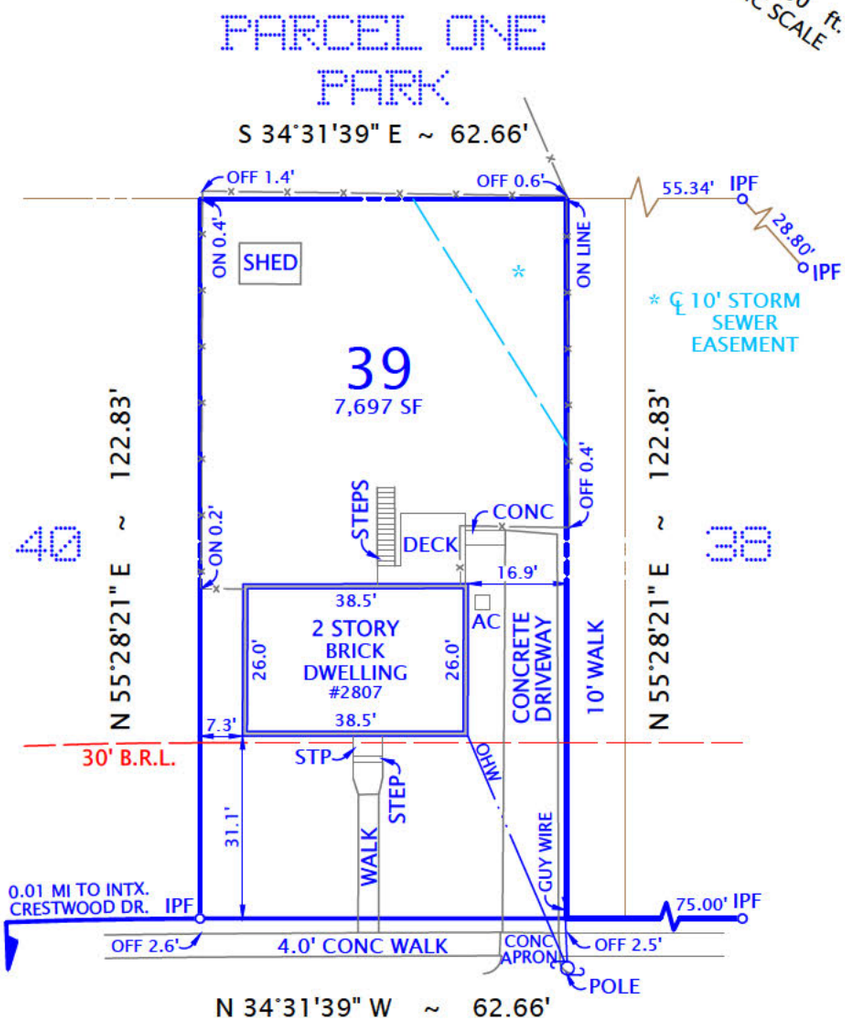
	Ft	In	
Front	5	8	5.67
	5	8	5.67
	5	8	5.67
	5	8	5.67
	5	8	5.67
right	3	11	3.92
	2	1.5	2.13
rear	0	5	0.42
	0	5	0.42
	0	5	0.42
	0	5	0.42
	0	5	0.42
left	2	1.5	2.13
	3	11	3.92

Avg grade above basement 0'0" 3.04 feet

Distance below 1st floor bottom 3.96 feet

NOTES: 1. FENCES ARE CHAIN LINK.





OLD DOMINION BOULEVARD

WIDTH VARIES

PLAT

SHOWING HOUSE LOCATION ON

LOT 39, BLOCK 7, SECTION 8

MONTICELLO PARK

(DEED BOOK 319, PAGE 544)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 30' APRIL 30, 2024

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

COMMONWEALTH OF VIRGINIA
George M. O'Quinn
GEORGE M. O'QUINN
04/30/2024
LICENSE NO. 2069
LAND SURVEYOR

DOMINION SURVEYORS®

ORDERED BY:

JANE SEWARD

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
www.dominionsurveyors.com

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CASE NAME: SEWARD/OÇONNELL

#240408004

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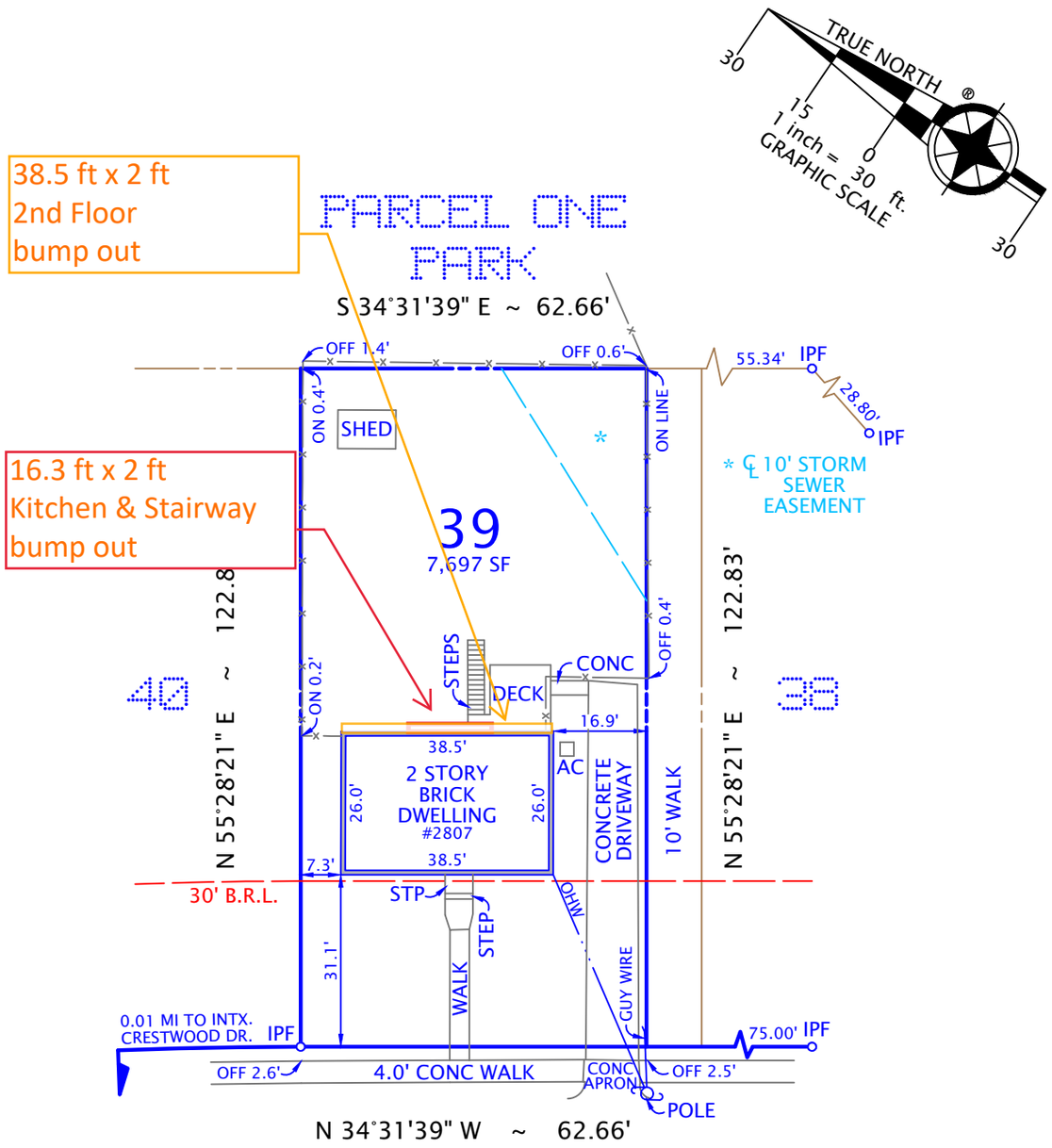

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2807